

TOWN PLAN AND ZONING  
COMMISSION  
CERTIFIED MAIL

ITEM NO. 22  
FILE NO. 780

August 11, 2017

**RECEIVED**

**AUG 11 2017**

Attorney Gregory Piecuch  
65 Memorial Road, Suite 300  
West Hartford, CT 06107

TOWN COUNCIL OFFICE  
West Hartford, CT

**SUBJECT: 75 Isham Road- SUP #1254-LB-17**

Dear Attorney Piecuch:

At its regular meeting of August 7, 2017, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:


**75 Isham Road-** Application (SUP #1254-LB-17) of West Hartford WOB, LLC, on behalf of SOF-IX Blueback Square Holdings, LP (R.O.), requesting TPZ review of compliance with conditions of SUP #1254-R2-16 approved on July 6, 2016 to increase the outdoor dining seating capacity from twelve (12) seats to twenty-two (22) seats. (Submitted for TPZ receipt on July 10, 2017. Required public hearing scheduled for August 7, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (Motion/Gillette; Second/Ahern) (Gillette seated for Prestage) (Binkhorst seated for O'Donnell) to determine that the Special Use Permit did not require additional conditions of approval.

You should now contact the Planning Staff to discuss the submission requirements for your plans. Planning staff will be happy to assist you in completing these requirements. Please note that the TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **August 25, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,

  
Kevin Ahern  
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager  
Patrick Alair, Corporation Counsel  
Kimberly Boneham, Deputy Corporation Counsel  
Essie Labrot, Town Clerk

Mark McGovern, Director of Community Development  
Todd Dumais, Town Planner  
Kristen Gorski, Economic Development Specialist  
Subject File

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TOWN OF WEST HARTFORD

**TOWN OF WEST HARTFORD**  
50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2485  
(860) 561-7555 FAX: (860) 561-7400  
[www.westhartford.org](http://www.westhartford.org)

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TOWN PLAN AND ZONING  
COMMISSION  
CERTIFIED MAIL

August 12, 2017

RECEIVED

AUG 15 2017

Koma Restaurant

ATTN: Mr. Hui Ling (Chris) Chen

345 North Main Street

West Hartford, CT 06117

TOWN COUNCIL OFFICE

West Hartford, CT

**SUBJECT: 333 North Main Street (AKA 2523 Albany Avenue)- SUP #1309**

Dear Mr. Chen:

At its regular meeting of August 7, 2017, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

**333 North Main Street (AKA 2523 Albany Avenue)-** Application (SUP #1309) of Hui Ling Chen on behalf of Bishop's Corner (A & E), LLC, Record Owner, requesting Special Use Permit approval for a twenty-four (24) seat outdoor dining area at Koma Restaurant. (Submitted for TPZ receipt on June 5, 2017. Required public hearing originally scheduled for July 10, 2017 but due to failure of the applicant to attend, the required public hearing was rescheduled for August 7, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (Motion/Gillette; Second/Binkhorst) (Gillette seated for Prestage) (Binkhorst seated for O'Donnell) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
  - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
  - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
  - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



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2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by August 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
3. The outdoor dining area shall close not later than 11:00 p.m. and the narrative should be updated to reflect that.
4. Prior to operation of the outdoor dining area, a final inspection by the Planning Division is required to ensure the layout is according to the approved plan.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **August 25, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern  
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager  
Patrick Alair, Corporation Counsel  
Kimberly Boncham, Deputy Corporation Counsel  
Essie Labrot, Town Clerk

Mark McGovern, Director of Community Development  
Todd Dumais, Town Planner  
Kristen Gorski, Economic Development Specialist  
Subject File

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